



Kibarer Property

Jalan Petitenget 9A Kerobokan,
Badung, Bali - Indonesia
+62 361 474 12 12
<http://www.kibarerproperty.com/>

| Data to be filled | | Data to be filled | |
|-----------------------------|---------|--------------------------|---------|
| RBNB average value | USD 450 | Wifi | USD 50 |
| Percentage of Marketing fee | 20% | Maid | USD 150 |
| Percentage of MGMT fee | 5% | Gardener + Swimming Pool | USD 100 |
| Electricity | USD 180 | Security Guard | USD 0 |

ROI BREAKDOWN FOR NEW FIVE BEDROOMS VILLA, NEW DESIGN IN PERERENAN

CODE : Pererenan Project Villa 5BR

| Occupancy Rate | 50% | 55% | 60% | 65% | 70% | 75% | 80% | 85% | 90% | 95% | 100% |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|--------------|------------|
| Average RBN PRICE | 450 | 439 | 428 | 417 | 407 | 396 | 387 | 377 | 367 | 358 | 349 |
| Total Revenue | 82,125 | 88,079 | 93,684 | 98,954 | 103,902 | 108,540 | 112,882 | 116,938 | 120,722 | 124,243 | 127,512 |
| Electricity | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 |
| Wifi | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| Maid | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 |
| Gardener + Swimming Pool | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 |
| Security Guard | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Yearly Cost Total | 5,760 | 5,760 | 5,760 | 5,760 | 5,760 | 5,760 | 5,760 | 5,760 | 5,760 | 5,760 | 5,760 |
| Marketing 20% of Income | 16,425 | 17,616 | 18,737 | 19,791 | 20,780 | 21,708 | 22,576 | 23,388 | 24,144 | 24,849 | 25,502 |
| MGMT 5% of Income | 4,106 | 4,404 | 4,684 | 4,948 | 5,195 | 5,427 | 5,644 | 5,847 | 6,036 | 6,212 | 6,376 |
| Total Expenses | 26,291 | 27,780 | 29,181 | 30,499 | 31,735 | 32,895 | 33,980 | 34,995 | 35,940 | 36,821 | 37,638 |
| Profit | 55,834 | 60,299 | 64,503 | 68,455 | 72,167 | 75,645 | 78,902 | 81,943 | 84,782 | 87,422 | 89,874 |
| ROI | 11.2% | 12.1% | 12.9% | 13.7% | 14.5% | 15.2% | 15.8% | 16.4% | 17% | 17.5% | 18% |
| USD 499,000 | | | | | | | | | | | |

ROI calculated using average current rental rates.

Yearly costs include:

- Maid, pool and garden maintainance, electricity, TV, Internet, trash, local Banjar, laundry.